



BerkeleyShaw
REAL ESTATE

115 Northway, Liverpool, L31 7BQ

£420,000

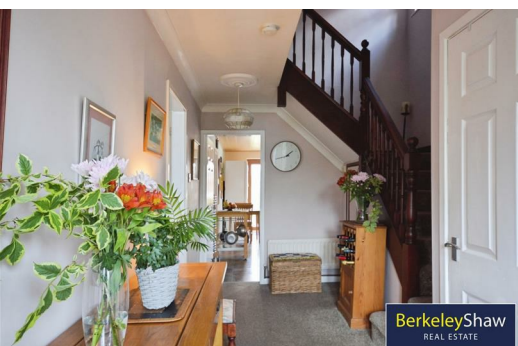
This immaculate detached 4-bedroom house is offered for sale in Maghull and provides well-planned accommodation suitable for families.

The ground floor features two reception rooms. The main reception room is separate, with large windows, a fireplace and views over the garden, creating a comfortable living space. The second reception room also benefits from large windows, a garden outlook and direct access to the garden, making it suitable as a dining or additional living area. The kitchen enjoys good natural light and direct access to the garden, offering a practical layout for everyday use. The property also boasts a downstairs WC.

Upstairs, the master bedroom includes an en-suite shower room and built-in wardrobes. Two further double bedrooms also provide built-in wardrobes, with a fourth double bedroom completing the sleeping accommodation. A family bathroom serves the additional bedrooms. The home has an EPC rating of C and falls within Council Tax Band E. Externally, there is off-street parking, a single garage and a garden.

The property is well positioned for Maghull's local amenities, including shops, cafés and everyday services in and around Central Square and Westway. Nearby, residents can access local parks and green spaces typical of this part of North Liverpool, offering opportunities for walking and recreation.

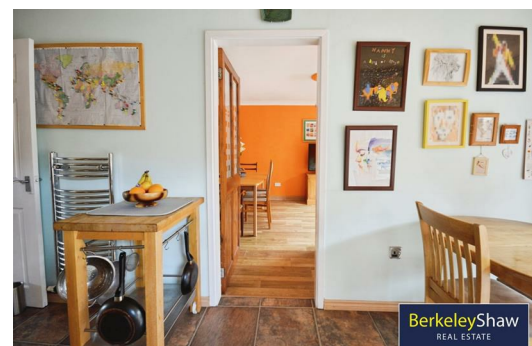
Public transport links are a key benefit. Maghull and Maghull North railway stations provide services into Liverpool city centre and towards Ormskirk, with journey times to Liverpool typically around 20–25 minutes. Local bus routes further connect the area to surrounding districts, supporting convenient commuting and school travel.



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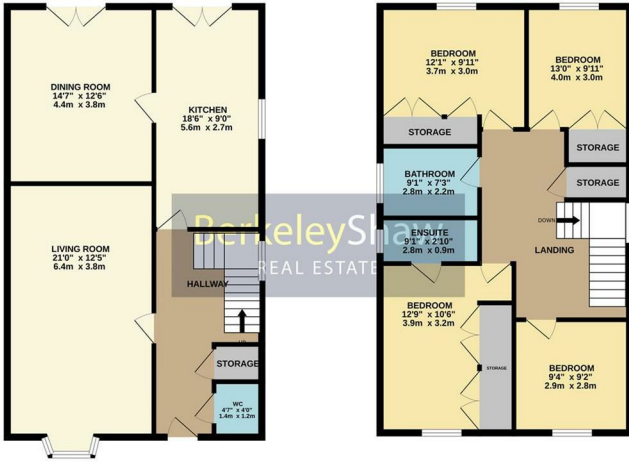
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

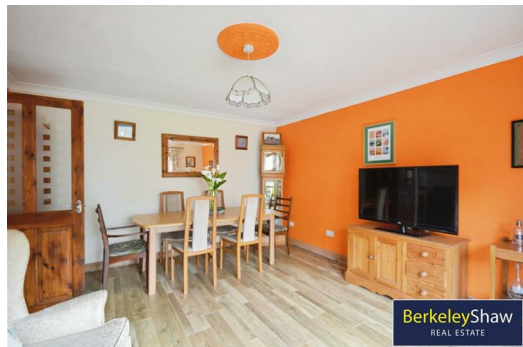
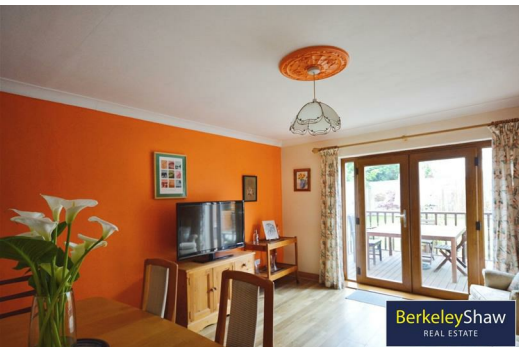
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
781 sq.ft. (70.7 sq.m.) approx.

1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 1495 sq.ft. (138.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The architect is not responsible for any errors made and no liability will be accepted as to their accuracy or efficiency can be given. Made with Metreage 2020



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